



Masons Ridge

## Affordable green housing planned in New Windsor

BY JIM GORDON  
[jgordon@westfairinc.com](mailto:jgordon@westfairinc.com)

A \$17.6 million 84-unit housing complex for low-income families has received federal funding and will break ground soon in New Windsor. It is designed to give the town sorely needed housing that workers can afford and in an environmentally sound fashion.

Masons Ridge will serve low-income families, persons with AIDS/HIV and those

who are developmentally disabled and with physical disabilities. The project is being developed by Regan Development Corp. and Orange County Rural Advisory Corp.

"This isn't welfare housing, this isn't for the poorest of the poor, this housing is designed and is crafted to cost between 50 percent and 130 percent of the median," said developer Larry Regan, of Regan Development of Ardsley. "This will be affordable for seniors on pension, all the way up to entry level police and firemen."

Housing, page 23

"It all works together for smart growth, but you need a community leadership with vision to tackle these issues so they can live close to where they want to work," he said.

The project will consist of 11, two-story wood frame buildings and a community center. Thirteen of the units will be fully accessible for the physically disabled.

Funding for the project will be provided by the Housing Trust Fund, federal Low-Income Housing Credit, the Community Preservation Corp. and deferred developer fees. Construction will comply with the requirements of the Green Building and Energy Efficiency Initiative.

"A lot of leading development is going green, because we are required to do it to get our funding," Regan said. "It's in the application, there are questions about what green are you doing, and the more green features we can include, the more points we get toward winning funding," he said.

He said it's about 15 percent more expensive than conventional construction but with energy efficiency measures "you make it back very quickly," in seven to ten years.

The gross rents will range from \$552 to \$1,276 a month. Regan said a building permit could be issued by the end of November and said if the state issues necessary documentation for funding, construction could start next spring for an opening in spring 2012.